

Eucalyptus Grove Homeowners Association
Annual Membership Meeting
January 11, 2018 (6PM)
Minutes

(Subject to Membership's approval)

The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA. Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Cathy Leyva, Howard Lange, Gia Ippolito

Also in attendance: Robert Bartlein & James Nguyen from Bartlein & Company, Inc.

Roll Call

93 units were represented at the meeting by proxy or by attendance. A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/22/17.

Prior Meeting Minutes

Motion carried to dispense reading of last year's annual minutes and approve as prepared. Unanimous.

Officer's Reports

The Treasurer's Report for 2017 was read, with the following year-end totals:

Total Revenue: \$811,124.69

Operating Expenses: \$426,630.62

Res. Expenditures: \$390,628.58

Cash on Hand: \$2,270,861.98

As of 12/31/17, the Association Reserve is 98.5% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted some of the major projects completed in recent years: repairing and replacing sidewalks and siding, building vents and chimney caps re-sealed, Asphalt replaced, new treadmill, new sauna and pool heaters installed, Landscape conversion to drip, Insurance rate reduced and coverage increased. Possible upcoming work in the future: Dry-rot repair, carport replacement, retiling pool house and Jacuzzi, fumigations, slurry seal asphalt, replace front gate drive motors.

Landscape Report, Drought tolerant plants installed in complex. Grove awarded a Goleta Water District sustainability award. Tree pruning, sidewalk repairs, drain repairs and pest control are all ongoing projects.

Election of Board

The 2-year term of three Board Members Craig Nicholson, Howard Lange and Gia Ippolito were up for re-election.

Three Association Members were **nominated** to serve two-year terms on the Board: Craig Nicholson, Howard Lange and Nancy Arkin.

It was moved and seconded to close the nominations, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate of Craig Nicholson, Howard Lange and Nancy Arkin. Motion unanimously **approved** by Owners in attendance.

Old Business

No issues were addressed.

New Business The members present unanimously approved the “**Excess Funds Resolution**”, thanked the Board for their work and **ratified** the Board's actions taken in 2017.

Topics of Discussion included:

- Fire concerns

- Evacuation plans

- Small parking spaces maybe marked compact

Adjournment: The Annual Meeting was adjourned at 6:40 pm.

A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.